



**Pre-Application for Sunrise - Issaquah**  
**23599 SE Issaquah-Fall City Rd.**  
**July 13, 2015**

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## **Written Narrative:**

### **1. Development Objectives:**

The proposed building will be a 4-story, approximately 76,000 SF structure, type V-A 1-hr wood construction above 1 level of type I-A below grade parking. The building will be an R-2 Assisted Living community licensed by the state of Washington. The lower level will contain 45 parking stalls and some additional storage and mechanical rooms. The 1<sup>st</sup> floor will contain the community spaces for the residents, key administration and support spaces, and a wing of residential units. The 2<sup>nd</sup> floor consists of typical residential units. Floors 3 and 4 are designed to accommodate residents with memory care needs, and also contain dining and activity spaces for those residents. The building has a total of 78 “sleeping” units and including suites, is intended to serve 100 residents.

The existing site consists of 100,907 SF, (2.31 Acres). The majority of the parcel is zoned MF-M, with a section of the eastern portion of the parcel zoned SF-SL. The site is currently vacant and consists of dense vegetation and trees. The site slopes off significantly in excess of 40% to the SE to the North fork of Issaquah Creek.

Adjacent uses consist of multifamily along the North and West, Single Family along the East, and Mining to the South. The southern portion of the site is almost entirely classified as Critical areas do to the steep slopes and creek. This also serves to provide a buffer from the mining use to the South. The scale and use of the project are consistent with other adjacent residential and multifamily uses.

### **2. City Standards and Guides:**

Several significant points of discussion have come up for discussion in the context of the previous project proposal for this site, and in initial meetings and discussions with city staff. Other than the items identified below, It is our intent to follow the design guidelines outlined in IMC 18.07 as the design develops.

- a. The steep slope setback requirements per IMC 18.10.580 significantly constrain the site. The previous proposal requested and received approval for a reduction of the setback down to 10', plus the 15' BSBL. We have submitted an updated geotechnical report and conducted additional deeper borings to confirm initial findings and support our request for a reduction in this current proposal.
- b. The previous proposal was approved prior to the implementation of the tree retention ordinance found in IMC 18.12.1385. We have significantly reduced the developed footprint for the project and will be retaining more trees than the initial proposal, however a change in the language and interpretation regarding buffer averaging means we can no longer count some of the previously included trees in our total. The net result is that while preserving significantly more trees, we still have a small shortfall below the 25% (21%) tree retention required. We will be proposing some mitigation and replacement trees in support of our request for a reduction to the retention requirement.
- c. Language related to the stream buffers at steep slopes in 18.10.360 has changed. This means we are no longer able to work within the previously defined buildable area, which was derived using buffer averaging. In conversations with Keith Niven and City staff, it was determined that we may be able to achieve similar results by requesting an averaging or reduction of the 15' BSBL. This approach is outlined in a 4/9/15 email from

Christopher Wright, along with a clarification that we still need to retain sufficient BSBL to allow for maintenance and access around the rear of the building.

- d. Similar to the previous proposal for the site, we will be requesting an administrative adjustment to allow a height of up to 50' for the building.

**3. Sustainability:** Sunrise has expressed an interest in promoting sustainable design and has requested that we consider pursuing LEED certification for the building. We will be conducting ongoing assessments as the design evolves to identify opportunities and challenges. Sunrise has expressed an interest in photovoltaic panels, but further study is needed to see if the approach is viable given the heavily wooded site. We will be incorporating Sustainable Materials, Energy Efficient lighting and appliances, and proposing water efficient fixtures regardless of whether or not it makes sense to pursue LEED certification. We will also explore Low Impact Site Development features to the extent that they make sense given the site constraints.

### **Proposal Summary:**

Proposed Use: Assisted Living & Memory Care Community

Proposed Sleeping Units:

Studios	56
<u>2-Bd Suites</u>	<u>22</u>
Total Units	78
Total Residents	100

Occupancy Classifications:

- R-2 licensed residential board and care – Primary occupancy
- A-3 Assembly spaces
- S-2 Storage, Parking
- B Office & Administrative spaces

Building Height:

4-story, approximately 49'-4"

Building Floor Area:

Main building –	76,000 SF
Porte Cochere -	2,500 SF (covered walkways and porches)
Total -	78,500 SF

### **Existing Site Information and Analysis for Project Property and Surrounding 100 ft:**

1. The site is currently vacant and contains no existing structures, paving, or circulation. The site is densely vegetated and wooded. The project is located on the SE corner of the intersection of Black Nugget and Issaquah-Falls City Rd. Adjacent properties to the N and W are multi-family. There is a single family residence to the East. The south portion of

the property abuts the North Fork of Issaquah Creek and provides a natural view opportunities for the site and create a buffer between the site and adjacent mining.

2. The site is zoned primarily MF-M, the NW corner of the site is zoned SF-SL.
3. A site survey is included on sheet PA-1
4. The site contains critical areas in the form of a class II stream and steep slopes. These are addressed in detail in the geotechnical report, wetlands report, and Summary of Requested Development Adjustments below.
5. Utilities, Easements, ditches and catch basins for the proposed project are shown on the conceptual civil plan sheet PA-2.
6. Given that the site is undeveloped there are no other notable features that are not otherwise discussed in this proposal. Minor existing features and conditions are shown on the survey on sheet PA-1.
7. The proposed project is not anticipated to have any significant impacts on views, features, landmarks, or development patterns. The proposed area of development is bordered by the North fork of Issaquah Creek creating a natural buffer that will remain intact. The building recesses into the ground as the slope rises, and the site slopes slightly down away from the road, helping to hide it's mass. Proposed tree mitigation will work with existing trees to be retained, to help blend the site into the creek buffer beyond.
8. Context photos are included along with and aerial massing photos on sheet A5.01.
9. Access to the site is challenging. We need (2) points of access to allow for reasonable approach and exiting to the site as well as internal circulation. We are proposing a right in/right out access off of Issaquah-Falls City Rd, and a Right in/right out access from Black Nugget Rd. We would like to explore the possibility of left in and/or out of the entrance on Black Nugget Rd.
10. We have provided a massing model overlayed with a 3-D satellite map base to illustrate how the massing works on the site. See sheet A5.01.

#### **Proposed Site and Architectural Concepts:**

1. The massing model on sheet A5.01 shows the general scale of the building and places it in context on the site. The massing model is fairly basic at this stage and should be taken in the context of the imagery on sheet A3.01 to get a better understanding of how we intent to emphasize the building modulation to visually disrupt the building mass.
2. We have put together a sheet illustrating some architectural concepts that we intend to explore as the design develops. The general character we are proposing is a Contemporary Northwest style.
3. Vehicle approach to the site as proposed is currently possible from only 3 of the 4 direction at Black Nugget / Issaquah-Falls City Rd. We are interested in exploring whether or not there may be a way to have left turn access onto the site at Black Nugget Rd to provide full access to the site from any direction. Bicycle parking is provided outside the front entrance. Pedestrian access is proposed by a connection to a new sidewalk along Issaquah-Falls City Rd, and by a connection to the intersection from the NE portion of the building. We have limited space for onsite pedestrian circulation and would like to explore the possibilities of nature path in the buffer.
4. Sheet L1.02 Illustrates the tree retention plan for the site. We are falling slightly short of the 25% retention. See Summary of requested Development Adjustments below and arborist's report for additional clarification.

5. A conceptual landscape plan is attached. See sheet L1.01.
6. Vehicular parking consists of 50 standard stalls & 1 large loading area for deliveries. This is illustrated on sheet A1.01. Most of the parking will be in a below grade parking garage.
7. We are providing bicycle parking for visitors and employees adjacent to the front entrance. We currently show 4 stalls.
8. A conceptual grading and utilities plan is provided, see sheet PA-2.
9. Connection will be to city sewer.
10. Grading and retaining walls for the project are illustrated on sheet PA-2.
11. Critical areas include steep slopes and a class II stream. The buffers and BSBL are illustrated on the site plan and discussed in detail in the Summary of requested Development Adjustments below. A wetlands and geotech report are also included in this application.
12. It's unclear who will be responsible for maintenance on the city owned parcel at the intersection. We are open to conversations on how to best integrate this small parcel and the proposed project.
13. The storm water vault will be located under the parking garage and discharged adjacent to the N Fork of Issaquah Creek through a bore.

#### **Summary of requested Development Adjustments:**

##### **A. STEEP SLOPE SETBACKS:**

1. We requesting a Reduction of the steep slope setback in IMC 18.10.580 to 10' along with a 15' BSBL. Initial review and findings by our geotechnical engineer support the request and recommend additional review and revision to their recommendations as the design develops. See attached letter from Icicle Creek dated June 9<sup>th</sup> 2015.
2. Adjustment requested is from 50' down to 10'. An additional 15' BSBL assures that no portion of the building will fall within 25' of the edge of slope.
3. Core sampling and geotechnical assessment of the site indicate that the reduction poses no additional risk and would therefore meet the intent of the code. Noted that if approved, continued review of the design by geotech will need to occur as the design progresses.
4. This issue was discussed with the city prior to the pre-application and we'd like input on any additional information or criteria that we need to illustrate or meet to support our request as we move into the SDP process.

##### **B. 15' BSBL FROM STREAM BUFFER:**

1. We are requesting a reduction or averaging of the 15' BSBL from the stream buffer. This is to address recent changes in the code language which no longer allow the use of buffer averaging in a steep slope condition. This concept was proposed by Keith Niven and Christopher Wright to provide a simpler more common sense solution to the difficulties created by the change in the code language.
2. We are requesting a reduction or averaging of the 15' BSBL down to 5' at the NE side of the building.
3. Given that the building abuts a stream buffer, the adjustment will have no impact on adjacent properties. This solution would have a more positive impact on the buffers than the buffer

averaging proposed in the previous project. A 5' access will allow for maintenance and emergency crews to access the full perimeter of the building.

4. We will want to discuss access around the back of the building with Eastside Fire and rescue and get any additional input on the proposal. Note that similar to the original design, there is no ability to get a fire lane around the back of the building given the narrow shape of the site. We will want input on potential ways to mitigate this.

#### C: TREE RETENTION:

1. We are requesting a reduction of the tree retention requirement per IMC 18.12.1385(B). The request is based upon criteria 3 & 4. We may also opt to pursue solar panels as part of the design, which may make criteria #5 relevant. Criteria 3 relates to the size, shape and topograph of the site, which prevent reasonable development. Given the narrow developable area, and the significant cross slope on the site, we cannot find an alternative way to locate the building on site in order to preserve more trees. Similarly, the cross slope and intersection limit our available points of access per criteria #4. Given the limitations on left turns from Issaquah-Falls City road and Black Nugget, the only way we can achieve functional site access is by adding an internal driveway to connect the two entrances. Unfortunately this requires the removal of a number of trees.
2. We are requesting a reduction of approximately 15% of the 25% required retention. For a total tree retention of 21%
3. We will try to meet the intent of the code with a proposed mitigation and tree replacement strategy. While not explicitly listed as an exception, a proper tree replacement and mitigation strategy will restore the site to it's initial intended condition and allow us to meet the intent of the code.
4. We are open to input from the city on which areas and approaches should be given the highest priority in a mitigation and tree replacement plan.

#### C: BUILDING HEIGHT ADJUSTMENT:

##### 1. BUILDING HEIGHT

- a. We are requesting an increase in the base height to 50'. The height adjustment will allow us to work with the roof forms to help break up the massing of the building and give the project more character.
- b. We expect to well below the required impervious area for the site.
- c. Landscape design is intended to give the building a pedestrian scale. Features include seating, a furnished patio, water feature, and shading structure.
- d. Street trees are proposed for the project.
- e. We are not proposing any highly reflective glass.
- f. Berms, landscaping, and some architectural features will screen the small area of solid wall which exists near the entrance to below grade parking.
- g. Building is situated well over 30' from adjacent lower density property.

##### 2. CONSISTANCY WITH SHORELINE MANAGEMENT: N/a

3. SUN AND SHADOW ANALYSIS: The property is bordered on all sides by road or stream buffer, situating the building well away from the nearest adjacent structure. The building will also be significantly lower than the existing tree canopy, negating any effect.

4. VIEWS: The building height will not obstruct any corridor or scenic views. The building backs up against an existing creek buffer and woods and would not be taller than the adjacent tree canopy.

Additional questions for city and staff:

- a. We are proposing a right-in / right-out access from Issaquah-Falls City Rd. This connects to a second access point by internal driveway. The 2<sup>nd</sup> Access point off of Black Nugget Rd. is currently proposed as a right-in / right-out. We would like to explore the possibility of left turns into or out of this access point, given that the only available access points for the site create significant limitations in how the property can be approached.
- b. The city has mentioned a possible expansion of the ROW on Issaquah-Falls City Rd. We should be able to work with the city if this decision is made, but would like assurances that it will not require further alteration of the setback given that it would have a significant impact on the design, and would otherwise make the site too narrow to appropriately design for.
- c. We would like verification of the required emergency vehicle turning radius.